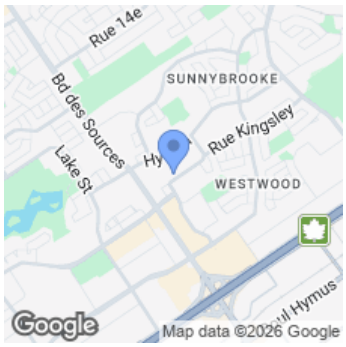
Centris No. 24650156 **(Active)**

[See all pictures]





$524,900

70 Ch. Davignon
Dollard-des-Ormeaux
H9B 2E8

Region	Montréal
Neighbourhood	East
Near	Bd de Salaberry
Body of Water	

Property Type	Two or more storey	**Year Built**	1975
Building Type	Attached	**Expected Delivery Date**	
Intergenerational		**Seasonal**	
Building Size	7.37 X 8.94 m	**Reposess./Judicial auth.**	No
Living Area		**Trade possible**	
Building Area		**Cert. of Loc.**	Yes (1983)
Lot Size		**File Number**	
Lot Area	232.3 sqm	**Occupancy**	30 days PP/PR Accepted
Cadastre	2260639	**Deed of Sale Signature**	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year	2024
Lot	$156,800
Building	$249,700
Total	$406,500 (129.13%)

Taxes (annual)

Municipal	$3,025 (2026)
School	$282 (2026)
Infrastructure	
Water	
Total	$3,307

Expenses/Energy (annual)

Common Exp.	
Electricity	$1,950
Oil	
Gas	
Total	$1,950

Room(s) and Additional Space(s)

No. of Rooms 11 **No. of Bedrooms (above ground + basement)** 3+0 **No. of Bathrooms and Powder Rooms** 1+1

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	4.42 X 3.35 m	Wood	
GF	Dining room	2.9 X 3.38 m	Wood	
GF	Kitchen	2.67 X 5.05 m	Ceramic	
GF	Bathroom	1.04 X 1.85 m	Ceramic	
2	Primary bedroom	3.51 X 4.5 m	Parquetry	
2	Bedroom	3 X 3.38 m	Parquetry	
2	Bedroom	3.48 X 3 m	Parquetry	
2	Bathroom	3.48 X 3.94 m	Ceramic	
BA1	Playroom	7.39 X 3.25 m	Concrete	
BA1	Laundry room	2.59 X 1.93 m	Concrete	
BA1	Storage	4.14 X 3.02 m	Concrete	

Additional Space	Size
Garage	3.07 X 6.2 m

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	
Water Supply	Municipality	**Renovations**	

Foundation	Poured concrete	**Pool**	
Roofing	Asphalt shingles	**Parkg (total)**	Driveway (2), Garage (1)
Siding		**Driveway**	Asphalt
Windows		**Garage**	Built-in, Single width
Window Type		**Carport**	
Energy/Heating	Electricity	**Lot**	Bordered by hedges, Fenced
Heating System	Electric baseboard units	**Topography**	
Basement	6 feet and more, Unfinished	**Distinctive Features**	
Bathroom		**Water (access)**	
Washer/Dryer (installation)		**View**	
Fireplace-Stove		**Proximity**	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets		**Building's Distinctive Features**	
Property/Unit Amenity	Wall-mounted air conditioning, Private yard, Electric garage door opener	**Energy efficiency**	
Restrictions/Permissions		**Mobility impaired accessible**	
Pets			

Inclusions

all light fixtures, washer/dryer, water tank is owned (due to be replaced)

Exclusions

Remarks

Great opportunity to make this 3-bedroom, 1.5-bathroom attached townhouse your own! Clean and move-in ready, with plenty of potential to update and personalize over time. The main floor features wood flooring and a functional layout, while the unfinished basement offers additional possibilities. Enjoy a fenced backyard, garage and a quiet crescent location in a convenient neighbourhood. Close to shops, schools, the Civic Centre, Centennial Park, walking paths and everyday amenities.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-09354

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.